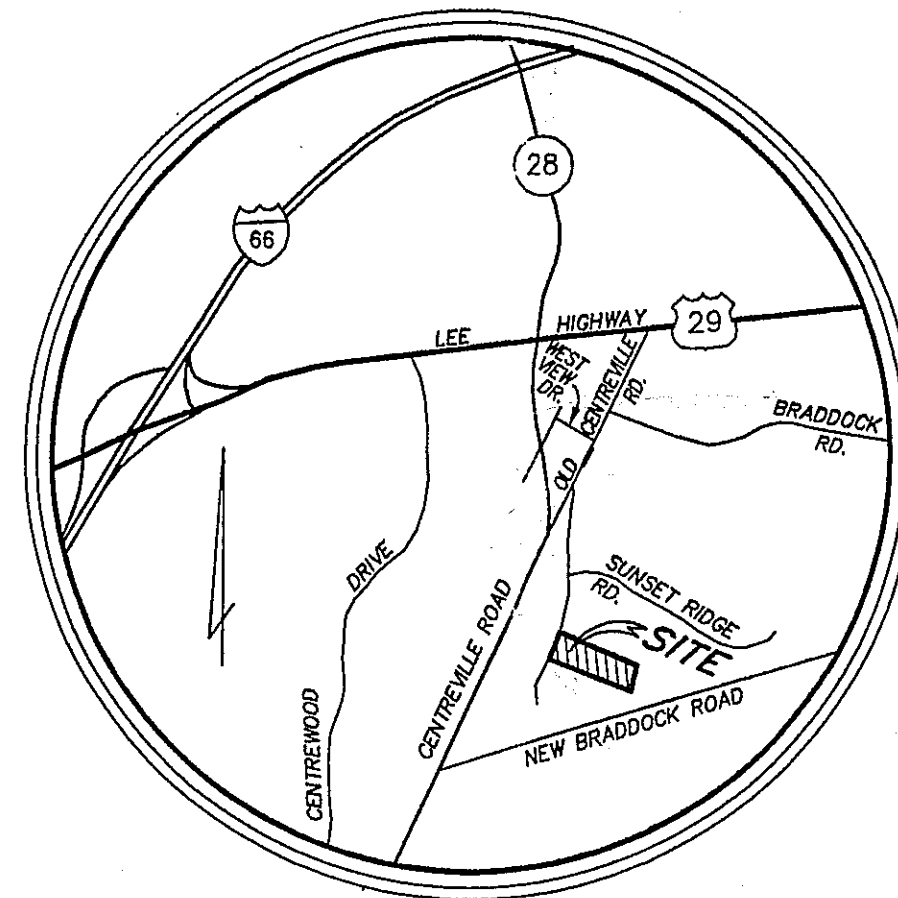


# MULFORD PROPERTY

## CONCEPTUAL DEVELOPMENT PLAN

## FINAL DEVELOPMENT PLAN

SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA



VICINITY MAP  
SCALE: 1" = 2,000'

### APPLICANT/CONTRACT PURCHASER

PULTE HOME CORPORATION  
10600 ARROWHEAD DRIVE SUITE 225  
FAIRFAX, VIRGINIA 22030  
TELEPHONE: 703-934-9300  
FAX : 703-934-9391

### ENGINEER/PLANNER

THE BC CONSULTANTS  
12600 FAIR LAKES CIRCLE  
SUITE 100  
FAIRFAX, VIRGINIA 22033  
TELEPHONE (703) 449-8100  
FAX (703) 449-8108

### SHEET INDEX

1. COVER SHEET
2. CONCEPTUAL/ FINAL DEVELOPMENT PLAN
3. GENERAL NOTES
4. LANDSCAPE DETAILS & AMENITIES
5. EXISTING VEGETATION MAP

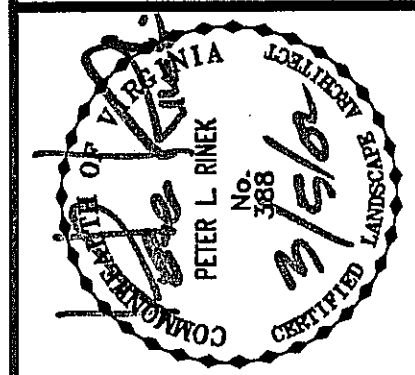
Application No. RZ 201-SU-01 Staff L. S. S. S.  
APPROVED DEVELOPMENT PLAN  
(DP) (GDP) (CDP) (FDP) Condition  
SEE PROFFERS DATED 5-7-02  
Date of (BOS) (PC) approval 5-20-02  
Sheet 1 of 5

Application No. RZ 201-SU-01 Staff L. S. S. S.  
APPROVED DEVELOPMENT PLAN  
(DP) (GDP) (CDP) (FDP) Condition  
SEE PROFFERS DATED 4-17-02  
Date of (BOS) (PC) approval 4-17-02  
Sheet 1 of 5

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MAR 06 2002  
ZONING EVALUATION DIVISION



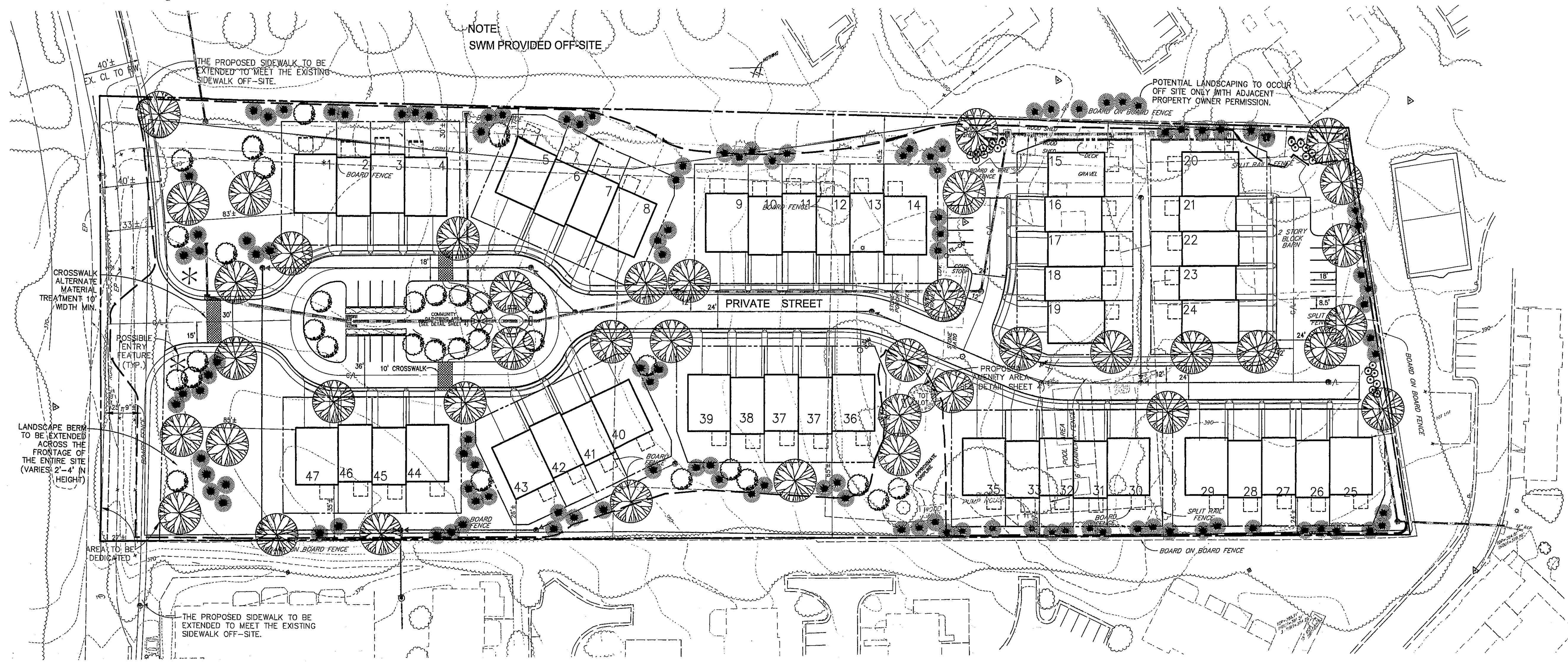
**BC Consultants**  
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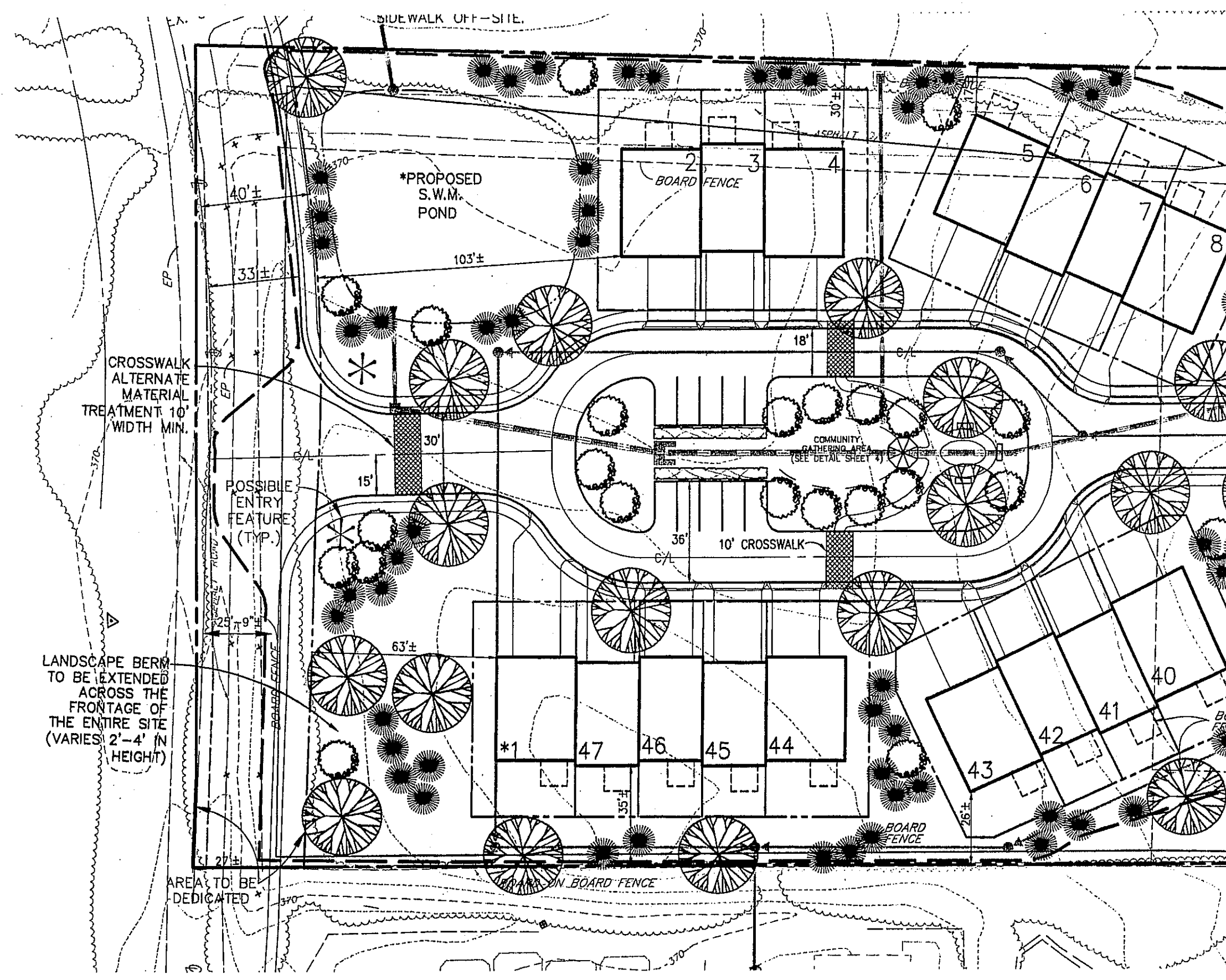
CONCEPTUAL/FINAL DEVELOPMENT PLAN  
 CDP/FDP  
**MULFORD PROPERTY**  
 SULLY DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	DESIGNED BY: MB
REVISED NOVEMBER 26, 2001	DRAFTED BY: CAD
REVISED JANUARY 30, 2002	CHECKED BY: PLR
REVISED MARCH 05, 2002	DATE: AUGUST, 2001
OWNER: HOME CORPORATION	SCALE: HOR. 1"=40'
10500 ARROWHEAD DRIVE SUITE	VERT.
FAIRFAX, VA 22030	
	SHEET 2 OF 5
	CO. NO.
	FILE NO. 01070.
	CADD NAME: PMULCDP.DWG

pmulcdp.dwg 3-5-02 11:31:28 am EST



\* IF S.W.M. AND B.M.P. WAIVERS AND/OR MODIFICATIONS ARE NOT GRANTED THE APPLICANT RESERVES THE RIGHT TO MOVE UNIT #1 TO THE ALTERNATE LOCATION BESIDE UNIT #47 AS DEPICTED ON THE PLAN. SEE GENERAL NOTE #5 FOR WAIVERS AND MODIFICATIONS REQUESTED.



**ALTERNATE PLAN**

**LEGEND:**

- SHRUB MASSING (42" MIN HT. AT MATURITY)
- LARGE DECIDUOUS TREE (2 1/2"-3" CAL.)
- ORNAMENTAL DECIDUOUS TREE (SMALL OR COMPACT CATEGORY FROM FAIRFAX PFM.)
- EVERGREEN TREE (6'-7' MIN.)
- LIMITS OF CLEARING & GRADING

**SITE TABULATIONS:**

GROSS SITE AREA (G.S.A.):	6.103 Ac. ±
EXISTING ZONE:	R-1
PROPOSED ZONE:	PDH-8
PROPOSED NUMBER OF UNITS:	47
PROPOSED DENSITY:	7.7 DU/Ac.
PARKING SPACES REQUIRED: (47 DUs x 2.3 SP/DUs =)	109
PARKING SPACES PROVIDED:	164 SP
GARAGED PARKING:	94 SP
DRIVEWAY:	47 SP
SURFACE PARKING:	23 SP
OPEN SPACE REQUIRED (25% OF G.S.A.):	1.53 Ac.±
OPEN SPACE PROVIDED (35% OF G.S.A.):	2.14 Ac.±
MAXIMUM BUILDING HEIGHT PROPOSED:	40'
MINIMUM LOT AREA:	200 S.F. PRIVACY YARD

**NOTE:** ALL EXISTING BUILDINGS AND STRUCTURES ARE TO BE REMOVED UNLESS OTHERWISE NOTED ON THE PLAN.

Application No. R2 201-SU-051 Staff: *L. Swager*  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP) *conditions*  
 SEE PROFFERS DATED 5-7-02  
 Date of (BOS) (PC) approval 5-20-02  
 Sheet 2 of 5

Application No. FDP 201-SU-051 Staff: *L. Swager*  
 APPROVED DEVELOPMENT PLAN  
 (DP) (GDP) (CDP) (FDP) *conditions*  
 SEE PROFFERS DATED 4-17-02  
 Date of (BOS) (PC) approval 4-17-02  
 Sheet 2 of 5



GENERAL NOTES:

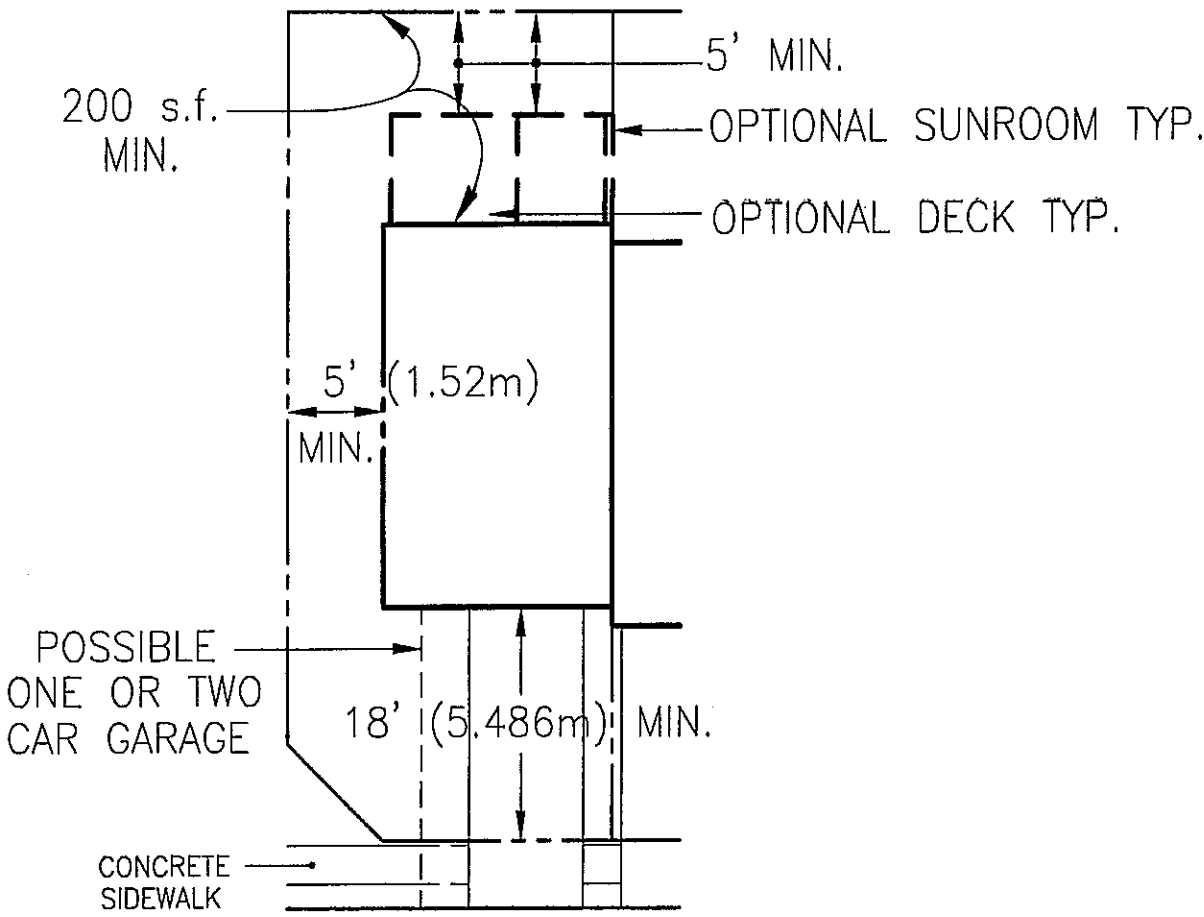
1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX ASSESSMENT MAP #65-2 ((1)) PARCEL 13 AND IS ZONED R-1.
2. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM A CURRENT FIELD SURVEY PERFORMED BY BC CONSULTANTS. NO TITLE REPORT WAS FURNISHED.
3. THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS INTERPOLATED FROM COUNTY AIR FLOWN TOPOGRAPHY. THE BC CONSULTANTS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN SAID TOPOGRAPHIC INFORMATION SHOWN HEREON.
4. THE PROPERTY SHOWN ON THIS CDP/FDP IS IN THE SULLY DISTRICT, THE UPPER OCCOQUAN SEWER DISTRICT AND THE LITTLE ROCKY RUN WATER SHED.
5. THE PROPERTY IS LOCATED IN AREA III OF THE BULL RUN AREA PLANNING DISTRICT, CENTREVILLE AREA AND SUBURBAN CENTER, LAND BAY C-4 AND IS RECOMMENDED FOR RESIDENTIAL LAND USE AT 5-8 DWELLING UNITS PER ACRE. THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN AND WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS. WITH THE EXCEPTION OF THE FOLLOWING:
- REQUEST THAT THE BOARD OF SUPERVISORS RECOMMEND TO THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPW&ES) TO APPROVE ALL NECESSARY WAIVERS TO ALLOW STORMWATER AND BMP REQUIREMENTS TO BE PROVIDED OFF-SITE.
  - A WAIVER OF THE 600' MAXIMUM LENGTH OF A PRIVATE STREET.
6. ACCORDING TO THE 2000 COMPREHENSIVE PLAN A BICYCLE TRAIL IS NOT REQUIRED ALONG OLD CENTREVILLE ROAD.
7. THE COUNTY OF FAIRFAX IS THE PUBLIC WATER AND SANITARY SEWER SUPPLY AGENCY FOR THIS DEVELOPMENT.
8. STORM WATER MANAGEMENT WILL BE PROVIDED OFF SITE, AND BEST MANAGEMENT PRACTICES (BMP'S) WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES AS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPWES).
9. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN ARE APPROXIMATE. THERE ARE NO KNOWN EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25' OR MORE.
10. THIS PLAN DOES NOT SHOW PROPOSED UTILITIES. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE AND WILL BE EXTENDED BY THE DEVELOPER OR UTILITY COMPANY. INDIVIDUAL BUILDING UTILITY PLANS AND PROFILES WILL BE SUBMITTED IN THE FUTURE FOR CONSTRUCTION PURPOSES. BC CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION WITH THESE PLANS.
11. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE OR FEDERAL LAW.
12. THERE ARE NO KNOWN BURIAL SITES FOUND ON THIS SITE. ALL EXISTING BUILDINGS AND STRUCTURES ON-SITE ARE TO BE REMOVED UNLESS OTHERWISE NOTED ON THE PLAN.
13. THE PROPOSED LIMITS OF CLEARING AND GRADING ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT AT TIME OF FINAL DESIGN, ENGINEERING AND LOCATION OF PROPOSED UTILITIES. WHERE THE LIMITS OF CLEARING AND GRADING ARE SHOWN ADJACENT TO A PROPERTY LINE, IT IS ASSUMED THAT THE LIMITS EXTEND TO THE PROPERTY LINE.
14. ANY AND ALL OFF-SITE GRADING, R.O.W., PARKING, ACCESS & UTILITY CROSSING SHALL BE ALLOWED WITH PERMISSION OF ADJACENT OWNERS.
15. PROPOSED TREE QUANTITIES MAY BE REDUCED IF ADDITIONAL TREE SAVE AREAS CAN BE ACHIEVED. THE OVERALL TREE COVER PROVIDED WILL BE IN SUBSTANTIAL CONFORMANCE WITH AND NOT LESS THAN THAT PROFFERED WITH THIS PLAN.
16. ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS.
17. IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, PARKING SPACES, GARAGES, SIDEWALKS, AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN AND WILL BE IN GENERAL CONFORMANCE WITH THIS PLAN. THE FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED SO LONG AS THE PERIPHERAL LOT LINE DIMENSIONS ARE NOT DIMINISHED. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF DWELLING UNITS THAN THAT NUMBER REPRESENTED AND REDUCE THE NUMBER OF PARKING SPACES ACCORDINGLY. FEATURES SUCH AS SUN ROOMS (TYPICAL LOT LAYOUT), DECKS, AND STOOPS ARE OPTIONAL FOR EACH DWELLING UNIT AND WILL BE SPECIFIED AT THE TIME OF FINAL ENGINEERING. ANY STAIRS AND STOOPS SHOWN ON THIS CDP/FDP ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE ACTUAL SIZE AND DESIGN MAY BE MODIFIED.
18. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE NUMBER OF PARKING SPACES PROVIDED MAY BE ADJUSTED BASED ON THE ACTUAL NUMBER OF UNITS CONSTRUCTED. THE GARAGE AND ANY TANDEM DRIVEWAY SPACE WILL BE COUNTED AS PART OF THE REQUIRED PARKING SPACES. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED PARKING. ON SITE PARKING MAY BE LOCATED ON THE SURFACE OR WITHIN THE BUILDING FOOTPRINT.
19. ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS REPRESENTED HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY.
20. ALL PROPOSED LANDSCAPING SHALL BE IN CONFORMANCE WITH THE FAIRFAX COUNTY ZONING ORDINANCE. HOWEVER, NO BARRIERS OR SCREENING IS REQUIRED AND NONE IS PROVIDED.

16-501 CONCEPTUAL DEVELOPMENT PLAN COMMENTS:

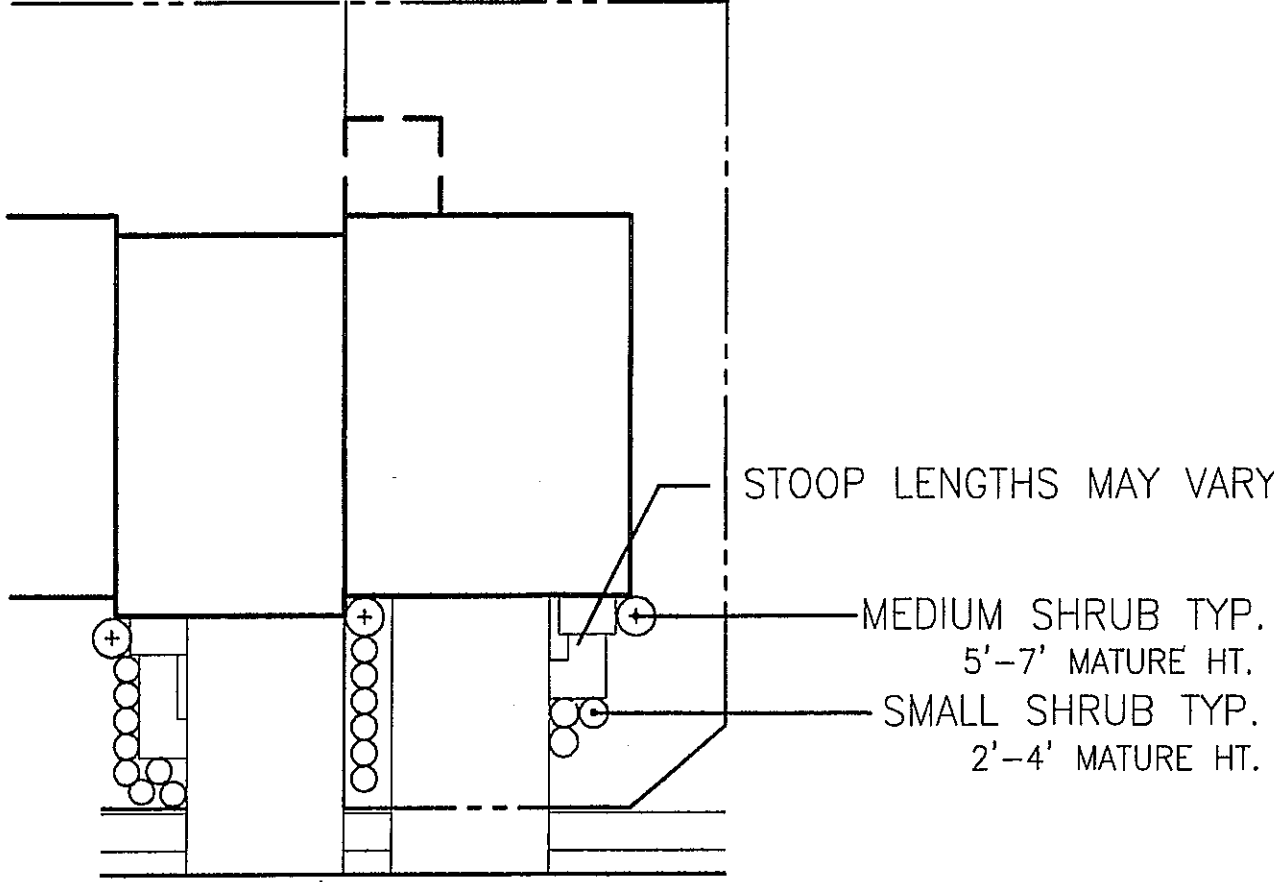
1. A. VICINITY MAP AS SHOWN ON PLAN.  
B. CONTRACT PURCHASER AND APPLICANT :  
PULTE HOME CORPORATION  
10600 ARROWHEAD DRIVE SUITE 225  
FAIRFAX, VA 22030
- OWNERS:  
TAX I.D. NO. 65-2 ((1))  
PARCEL # 13  
OWNER PRESTON & BEVERLEY M. MULFORD
- C. TOPOGRAPHY AS SHOWN ON PLAN. SEE GENERAL NOTE 3.  
D. SCALE AND NORTH ARROW AS SHOWN ON PLAN.  
E. REFER TO THE SITE TABULATIONS FOR MAXIMUM BUILDING HEIGHTS. FAMILY UNITS ONLY.  
F. PROPOSED CIRCULATION AS SHOWN ON PLAN. NO TRAIL IS REQUIRED IN THE ADOPTED 2000 COMPREHENSIVE PLAN ALONG OLD CENTREVILLE ROAD.  
G. OPEN SPACE AS SHOWN ON PLAN.  
H. REFER TO THE SITE TABULATIONS FOR PARKING CALCULATIONS.  
I. EXISTING AND PROPOSED ROADS AS SHOWN ON PLAN.  
J. NO RPA, EQC OR FLOODPLAIN EXIST ON SITE.  
K. INFORMATION REGARDING VEGETATION AS SHOWN ON THE LANDSCAPE PLAN. AN EXISTING VEGETATION MAP IS SUBMITTED WITH THESE PLANS.  
L. STORM WATER MANAGEMENT AS SHOWN ON PLAN. SEE GENERAL NOTE 8.  
M. EXISTING UTILITY EASEMENTS AS SHOWN ON PLAN OR REFER TO GENERAL NOTE 9.  
N. IN OUR OPINION, THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION ON THE PROPERTY.  
O. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.  
P. THIS PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN.  
Q. THERE ARE NO REQUIRED LANDSCAPE SCREENING BETWEEN THE PROPOSED AND ABUTTING USES, ON THE PLAN & WILL BE IN CONFORMANCE WITH NOTE 17.  
R. ANY AND ALL EXISTING STRUCTURES ARE TO BE REMOVED. THE DATES OF CONSTRUCTION ARE UNKNOWN.  
S. N/A  
T. REFER TO THE SITE TABULATIONS FOR PROPOSED NUMBER OF DWELLING UNITS.  
U. REFER TO THE SITE TABULATIONS FOR OPEN SPACE CALCULATIONS.  
V. SEE GENERAL NOTE 5 FOR ORDINANCE CONFORMANCE AND/OR WAIVERS.  
W. PROPOSED AMENITIES ARE AS SHOWN ON THE PLAN.  
X. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.
2. SOILS CLASSIFICATION MAP TO BE SUBMITTED WITH THIS PLAN.  
3. PUBLIC IMPROVEMENTS, BOTH ON AND OFF-SITE ARE SHOWN ON THE PLAN. TIMING FOR SUCH IMPROVEMENTS WILL DEPEND ON MARKET CONDITIONS.  
4. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.  
5. THIS PARCEL IS IN THE SULLY DISTRICT AND IS WITHIN A WATER SUPPLY OVERLAY DISTRICT.

16-502 FINAL DEVELOPMENT PLAN COMMENTS:

1. A. VICINITY MAP AS SHOWN ON PLAN.  
B. PROPERTY LINE INFORMATION AS SHOWN ON PLAN.  
C. REFER TO THE SITE TABULATIONS FOR OVERALL SITE AREA.  
D. SCALE AND NORTH ARROW AS SHOWN ON PLAN.  
E. EXISTING STREET INFORMATION AS SHOWN ON PLAN.  
F. TOPOGRAPHY AS SHOWN ON PLAN. SEE GENERAL NOTE 3.  
G. PROPOSED USES AS SHOWN ON PLAN.  
H. REFER TO SITE TABULATIONS FOR MAXIMUM BUILDING HEIGHT.  
I. DISTANCES FROM THE PROPOSED DEVELOPMENT LOT LINES TO THE SITE BOUNDARY ARE SHOWN ON THE PLAN WHERE APPLICABLE. REFER TO THE LOT LAYOUTS ON SHEET 3 FOR INDIVIDUAL LOT SETBACK DIMENSIONS.  
J. N/A  
K. PROPOSED CIRCULATION AS SHOWN ON PLAN.  
L. PARKING AS SHOWN ON PLAN.  
M. OPEN SPACE AS SHOWN ON PLAN.  
N. INFORMATION REGARDING VEGETATION AS SHOWN ON THE LANDSCAPE PLAN. AN EXISTING VEGETATION MAP HAS BEEN SUBMITTED WITH THESE PLANS.  
O. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.  
P. REFER TO GENERAL NOTE 10.  
Q. STORM WATER MANAGEMENT AS SHOWN ON PLAN. SEE GENERAL NOTE 8.  
R. EXISTING UTILITY EASEMENTS AS SHOWN ON PLAN OR REFER TO GENERAL NOTE 9.  
S. THERE IS NO DESIGNATED FLOODPLAIN OR EQC LOCATED ON SITE.  
T. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED BY MARKET CONDITIONS.
2. REFER TO THE SITE TABULATIONS.  
3. SOILS CLASSIFICATION MAP TO BE SUBMITTED WITH THIS PLAN.  
4. ARCHITECTURAL SKETCHES ARE NOT AVAILABLE AT THIS TIME. LIGHT FIXTURE AND SITE FURNITURE ILLUSTRATIVES ARE INCLUDED.  
5. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON SITE. IF ANY SUBSTANCES ARE FOUND THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW. SEE GENERAL NOTE 5 FOR ORDINANCE CONFORMANCE AND/OR WAIVERS.  
6. A CONCEPTUAL DEVELOPMENT PLAN IS SUBMITTED WITH THIS PLAN.  
7. THIS PARCELS IS IN THE SULLY DISTRICT AND IS WITHIN A WATER SUPPLY OVERLAY DISTRICT.



TYPICAL LOT LAYOUT  
NO SCALE

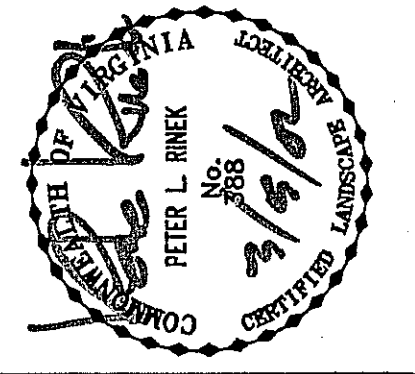


TYPICAL LOT LANDSCAPING  
(FOR ILLUSTRATIVE PURPOSES ONLY)  
NO SCALE

Application No. 12-201-SU-051 Sheet 1 of 5  
APPROVED DEVELOPMENT PLAN  
(DP) (GDP) (CDP) (FDP)  
SEE PROFFERS DATED 5-7-02  
Date of (BOS) (PC) approval 5-20-02  
Sheet 3 of 5

Application No. FDP 2001-SU-051 Sheet 1 of 5  
APPROVED DEVELOPMENT PLAN  
(DP) (GDP) (CDP) (FDP) Condition  
SEE PROFFERS DATED 4-17-02  
Date of (BOS) (PC) approval 4-17-02  
Sheet 3 of 5

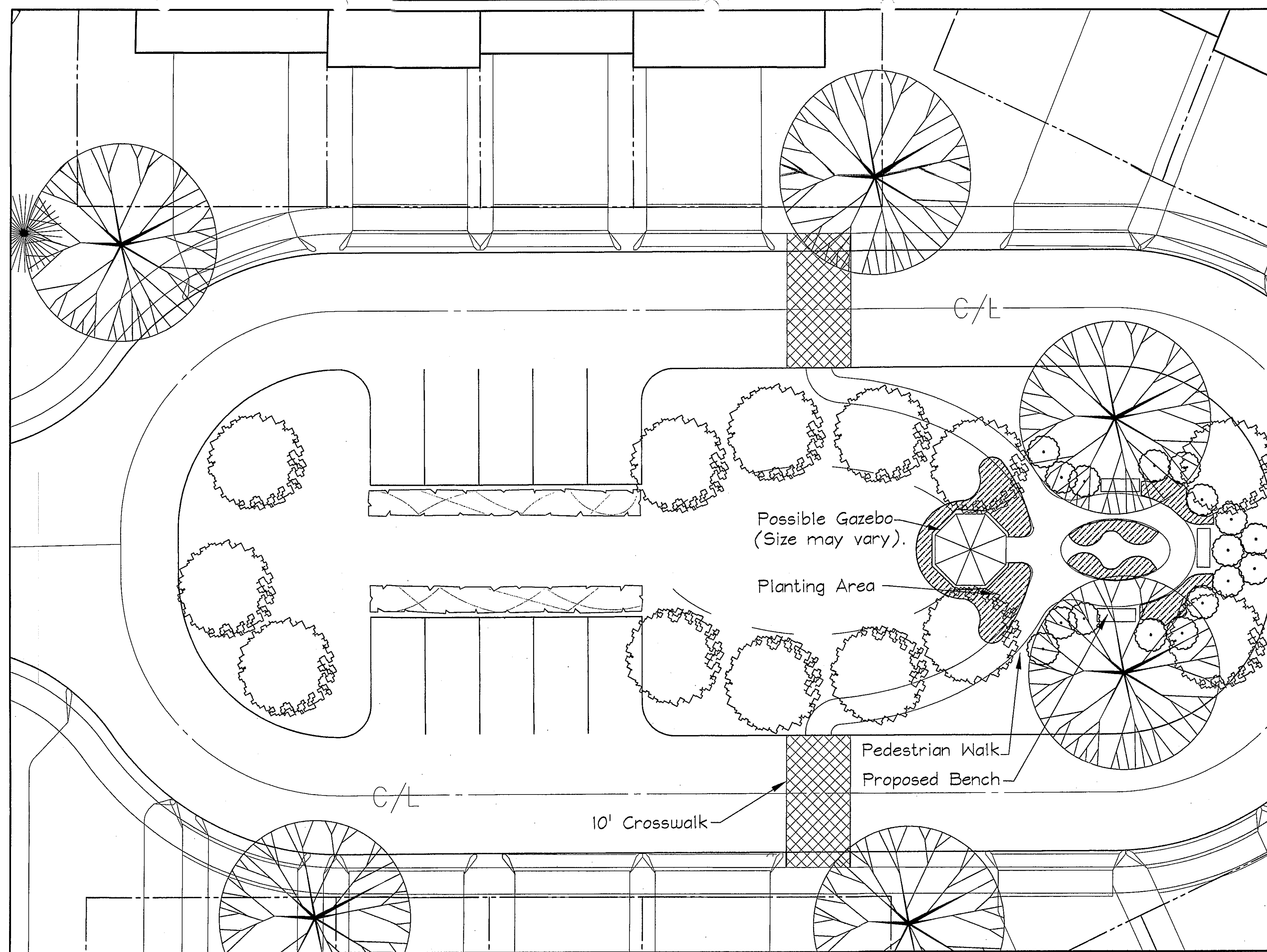
**BC Consultants**  
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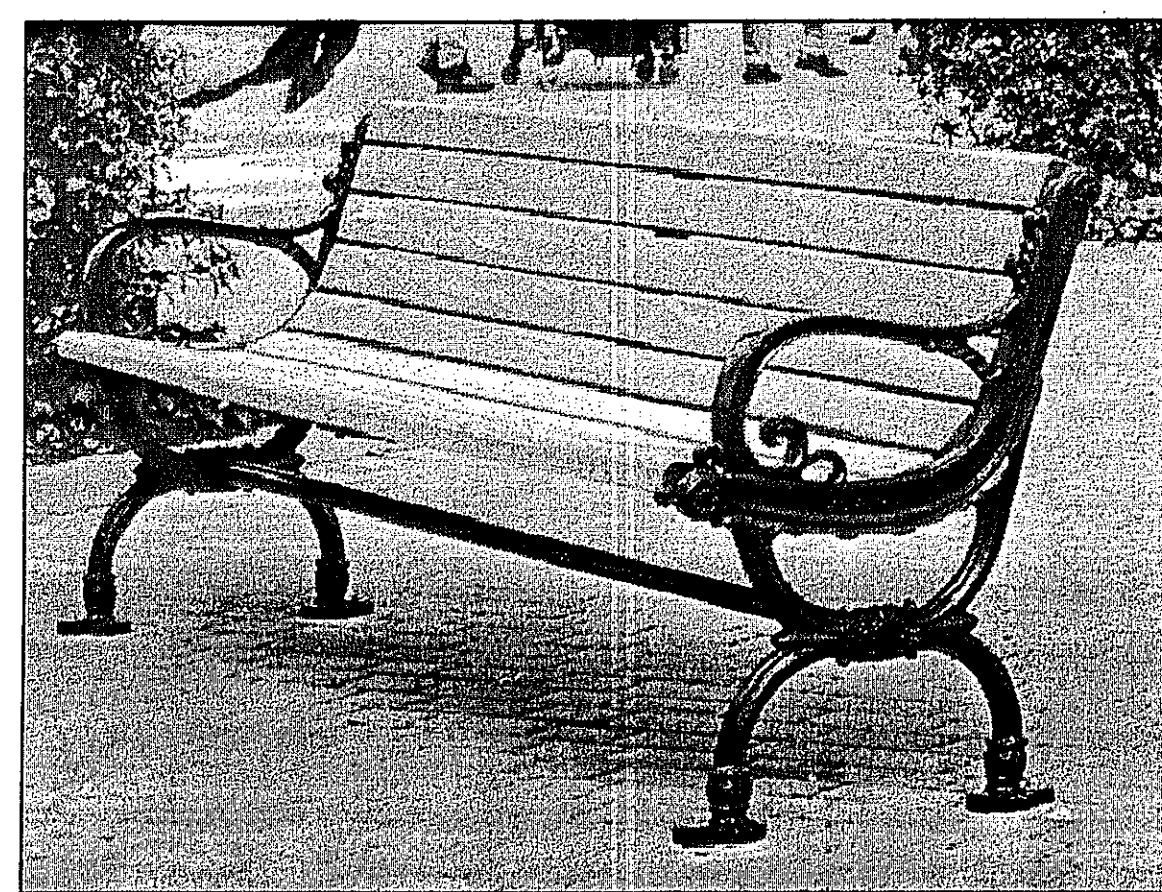
GENERAL NOTES  
CDP/FDP  
**MULFORD PROPERTY**  
SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	DESIGNED BY: MB
REVISED NOVEMBER 26, 2001	DRAFTED BY: CAD
REVISED JANUARY 30, 2002	CHECKED BY: PLR
MARCH 05, 2002	DATE: AUGUST, 2001
OWNER: PULTE HOME CORPORATION 10600 ARROWHEAD DRIVE SUITE 225 FAIRFAX, VA 22030	SCALE: HOR. N/A VERT.
	SHEET 3 OF 5
	CO. NO.
	FILE NO. 01070.
	CADD NAME: Pmulnote.dwg



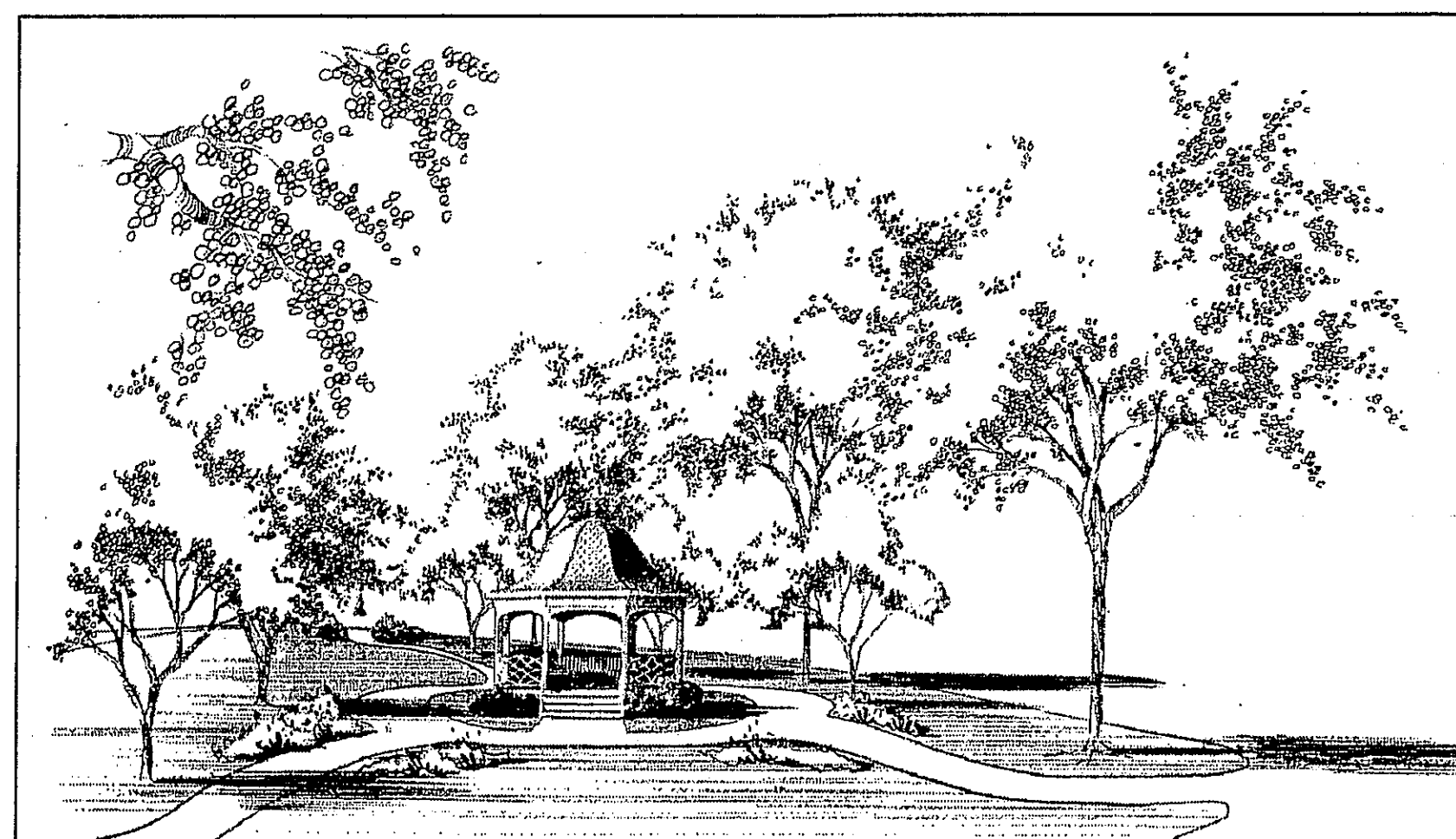


# 1 GATHERING AREA

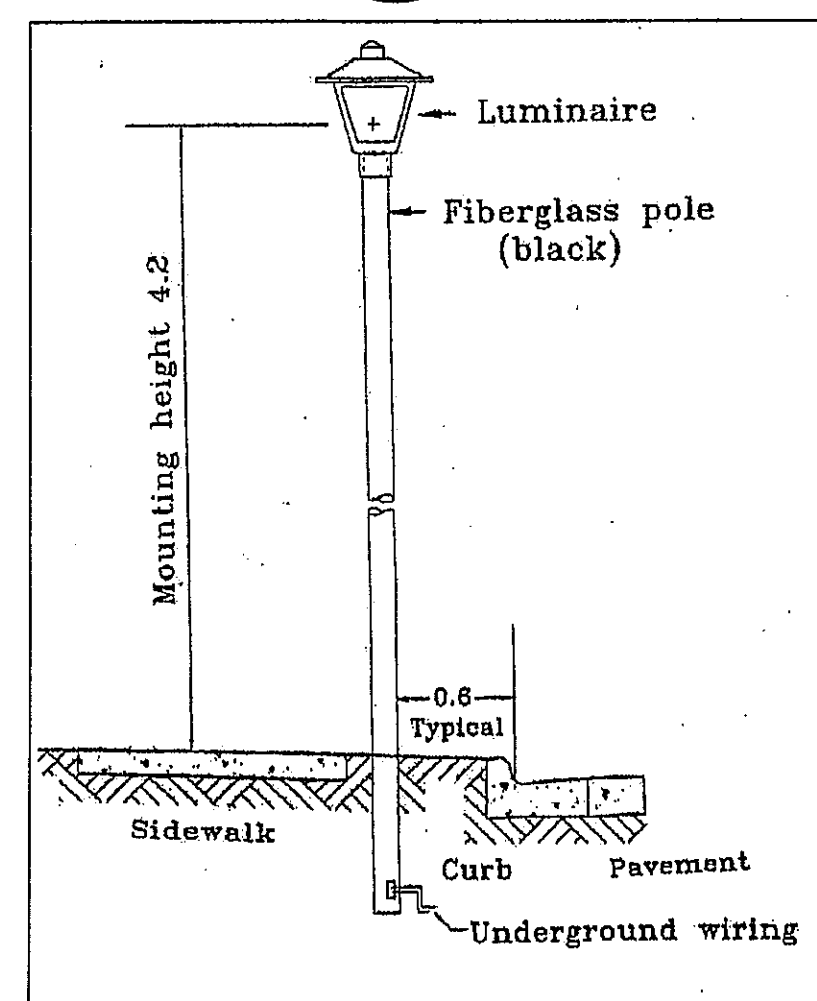


**Bench Detail, Typ.**  
(or approved equal)

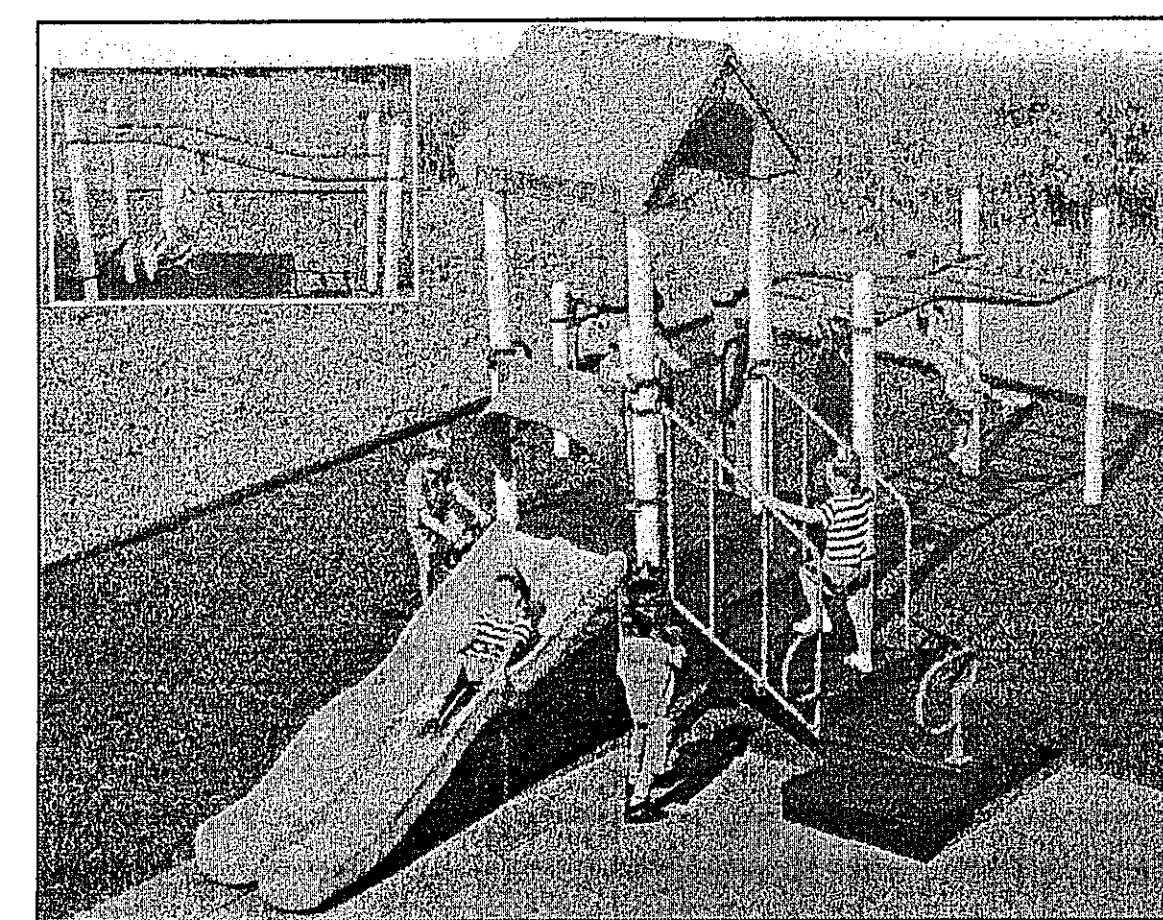
THE CLASSICS  
Victor Stanley, Inc.  
P.O. Box 38178  
Richmond, VA 23231  
301.368.2573



**Possible Gazebo** (For illustrative purposes only)

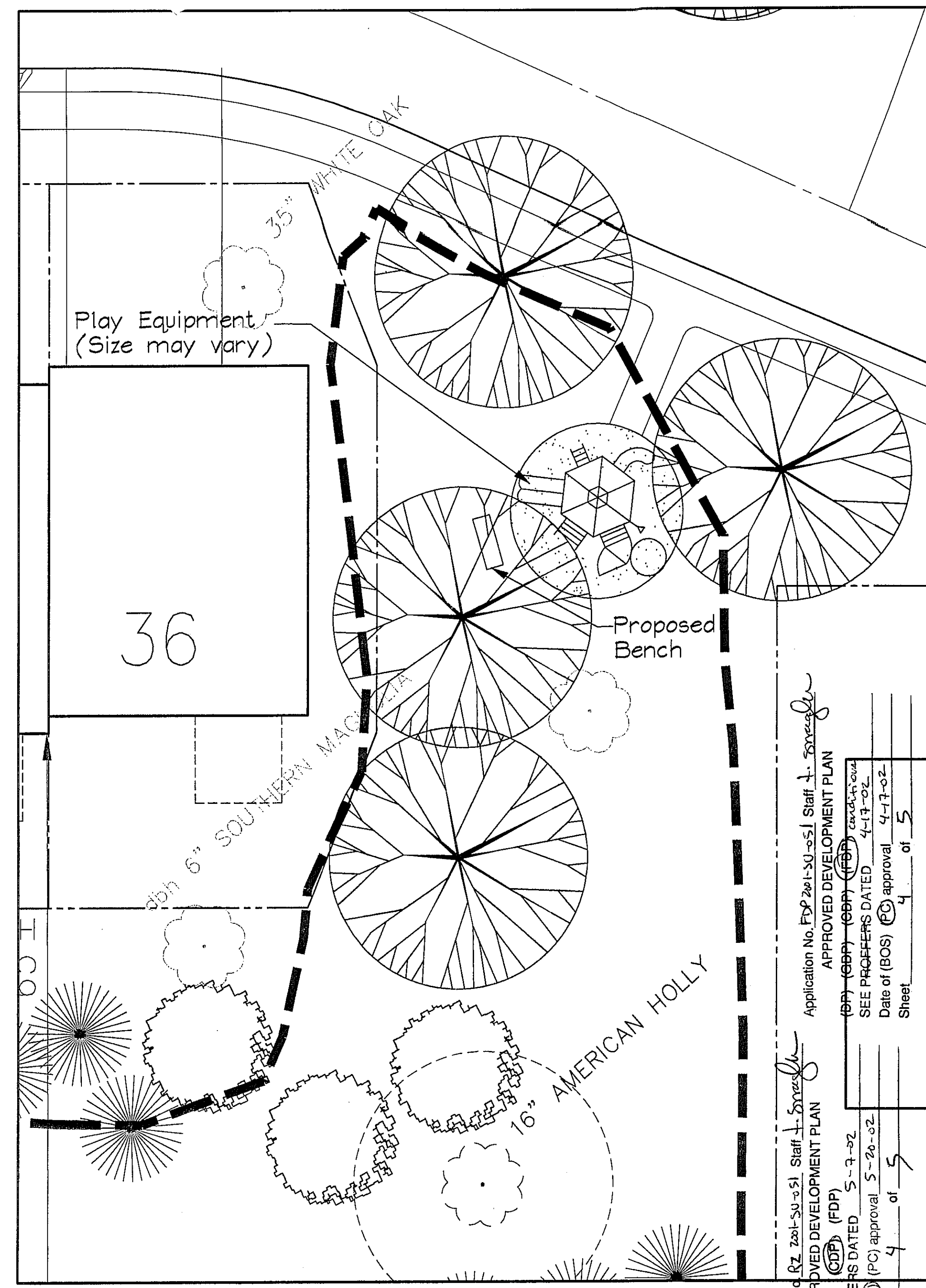


**Street Light Detail**  
(or approved equal)



**Tot Lot, Typ.**

Landscape Structures, Inc.  
Blick House Road  
Dunkirk, MD 20754  
800.688.7089  
(or approved equal)



# 2 AMENITY AREA

Application No. 02-2001-SU-051 Staff: J. S. S. 5/02  
APPROVED DEVELOPMENT PLAN  
(DP) (GDP) (GDP) (GDP)  
SEE PROFILES DATED 5-7-02  
Date of (BOS) (PC) approval 5-20-02  
Sheet 4 of 5

LANDSCAPE DETAILS & AMENITIES  
CDP/FDP

**MULFORD PROPERTY**

SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

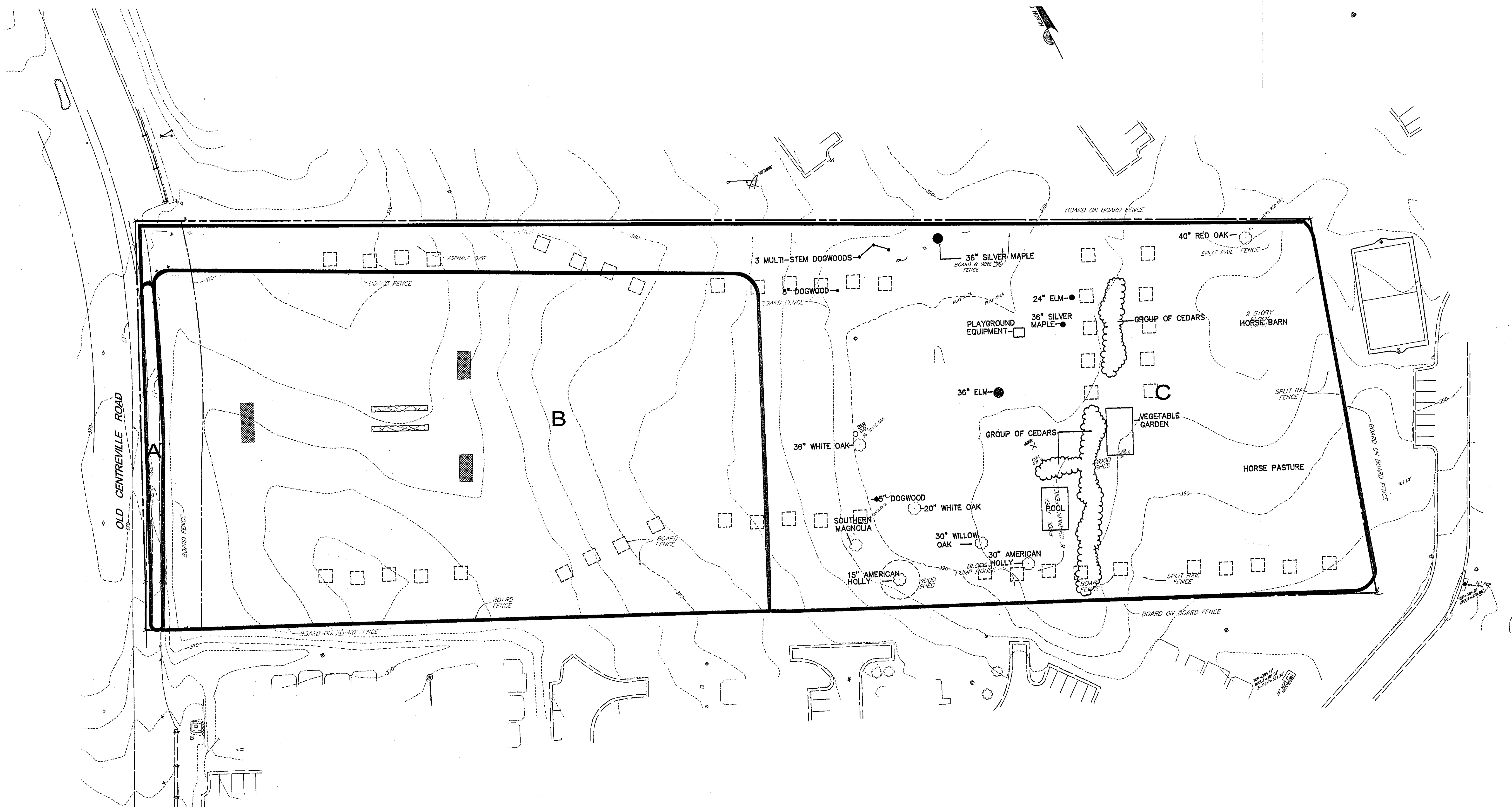


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www.bccon.com

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REVISED MARCH 05, 2002	DATE: AUGUST, 2001, 2001
	SCALE: HOR. N/A
	VERT.
	SHEET 4 OF 5
	CO. NO.
	FILE NO. 01070.
	CADD NAME: PMULDET.DWG

THE PLAN AND IMAGES ON THIS SHEET ARE TO CERTIFY THE QUALITY OF THE PROPOSED DEVELOPMENT AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.  
THE APPLICANT RESERVES THE RIGHT TO CHANGE THE DESIGN, QUANTITIES, AND/OR LOCATION DUE TO FINAL ENGINEERING REQUIREMENTS.





#### SITE TABULATIONS:

GROSS SITE AREA (G.S.A.): 6.103 Ac. ±  
EXISTING ZONE: R-1, WS  
PROPOSED ZONE: PDH-8

#### EVM SUMMARY

##### AREA A

COVER TYPE: UPLAND FOREST  
PRIMARY SPECIES: OAKS, VIRGINIA PINE, BLACK CHERRY, TUPELO  
SUCCESSIONAL STAGE: SUB-CLIMAX  
CONDITION: FAIR  
ACREAGE: ±.05 AC  
COMMENTS: THIS AREA RUNS ALONG THE FRONT OF THE PROPERTY NEXT TO OLD CENTREVILLE FARMS ROAD. THERE IS A LOT OF UNDERGROWTH IN THIS AREA WITH ONLY A FEW LARGE TREES.

##### AREA B

COVER TYPE: MAINTAINED GRASSLANDS  
PRIMARY SPECIES: N/A  
SUCCESSIONAL STAGE: N/A  
CONDITION: GOOD  
ACREAGE: ±2.74 AC  
COMMENTS: THIS AREA TAKES UP THE WHOLE FRONT OF THE PROPERTY. IT IS A MAINTAINED GRASSLAND USED FOR RIDING AND JUMPING HORSES.

##### AREA C

COVER TYPE: DEVELOPED AREA  
PRIMARY SPECIES: OAKS, ELMS, MAPLES, DOGWOODS, CEDARS, HOLLIES  
SUCCESSIONAL STAGE: N/A  
CONDITION: GOOD  
ACREAGE: ±3.30 AC  
COMMENTS: THIS AREA CONTAINS: THE DRIVEWAY, A 2-STORY HOUSE WITH LANDSCAPING, FIVE SHEDS, A HORSE BARN, A POOL, AND PLAYGROUND EQUIPMENT. THE MAJORITY OF THIS AREA IS A MAINTAINED YARD. THERE ARE SEVERAL TREES WORTH MENTIONING THAT HAVE BEEN APPROXIMATELY LOCATED ON THE ABOVE MAP. OVERALL THIS AREA IS IN GOOD CONDITION.

Application No. RZ 201-SU-051 Staff: *[Signature]*  
APPROVED DEVELOPMENT PLAN  
(DP) (GDP) (CDP) (FDP) 5-2-02  
SEE PROFFERS DATED 5-2-02  
Date of (BOS) (PC) approval 5-2-02  
Sheet 5 of 5

Application No. FDP 201-SU-051 Staff: *[Signature]*  
APPROVED DEVELOPMENT PLAN  
(DP) (GDP) (CDP) (FDP) 4-17-02  
SEE PROFFERS DATED 4-17-02  
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Sheet 5 of 5

EXISTING VEGETATION MAP  
CDP/FDP

## MULFORD PROPERTY

SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA



**BC Consultants**  
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12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033  
(703)449-8100 (703)449-8108 (fax)  
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OWNER: PULTE HOME CORPORATION	SCALE: HCR 1"=40'
10600 ARROWHEAD DRIVE SUITE	VERT.
FAIRFAX, VA 22030	SHEET 5 OF 5
	CO. NO.
	FILE NO. 01070.
	CADD NAME: PMULEVM.DWG